

City of Columbus
Board of Adjustments
January 30, 2012
Minutes of Meeting

1. Call to Order

Chairperson Belinda Hastedt called the meeting to order at 6:30 pm.

Members Present: Belinda Hastedt, Trey Baumgart, Patti Hill, Mark Warner, Modina Mangini

2. Pledge of Allegiance

Chairperson Belinda Hastedt led the Pledge of Allegiance.

3. Approval of November 3, 2011 Minutes

Mr. Baumgart made a motion to approve the minutes of the November 3, 2011 meeting. Mr. Warner seconded the motion. The vote was 5-0 in favor. The vote passed.

4. Public Hearing for the purpose of receiving comments concerning a request for a variance on the required (20) foot accessory building setback for 1521 Milam.

Chad Henneke, owner of the property, was present and handed out drawings of the proposed building. Mr. Henneke stated that the building design would match that of the house. He also stated that he was requesting the variance to lessen the impact on the trees. Kathryn Haluska, a neighbor whose property is directly to the north of the proposed variance, spoke. She stated she was against a building of this type in the historical district. She stated she was concerned for her trees and that there were other properties better suited for a "hobby" building. She stated she was also worried about tax values. Cheryl Cook, whose family own property to the east of the proposed variance, spoke in concern of having access to her fence. Mr. Henneke assured her there would be adequate access to the fence.

5. Discussion and Action regarding a request for variance on the required (20) foot accessory building setback for 1521 Milam.

Mrs. Hill stated that if the building were only (12) feet wide that we wouldn't be here. All the questions addressed by the public were about the side and the back of the building and he meets those requirements. Mrs. Hastedt agrees. Mr. Warner stated that the house isn't the historic type and that the new building would match the house. Mrs. Mangini stated that no matter the vote the building was going to be built. Mrs. Hastedt said you really won't be able to see it from the road.

Mrs. Hill made a motion to approve the variance request. Mr. Baumgart seconded the motion. Vote was 5-0 in favor.

6. Public Hearing for the purpose of receiving comments concerning a request for a variance on the required (15) foot side yard adjacent to a side street set back for property located in Block 43, Lot 6.

Ken Clark, 802 Front St, said that if the request is granted that the house could become a traffic hazard for vehicles on Dewees. He said that he would like to see 2 houses built at the location and not 3. Charles Irwin, 236 Dewees, said that it would be a safety concern for vehicles trying to enter Front St from Dewees. He stated the houses would be unsightly and affect property value. Arthur Faldyn, builder, spoke about the homes he would like to build. A question was asked of why build 3 homes. It was stated that there were 3 platted lots and that as things were there was no option to just build to homes across the property. Cynthia Penney, 236 Dewees, asked about the outside of the proposed houses. Mr. Faldyn said they would be limestone. Ms. Penney said she does not want 3 houses facing her house and that other houses in the area would flood due to the natural flow of drainage being affected.

7. Discussion and action regarding a request for a variance on the required (15) foot side yard adjacent to a side street set back for property located in Block 43, Lot 6.

All members agreed that since it seemed to be a safety concern that the request should be denied and that the builder should explore the option of re-platting interior lot lines to maintain the (15) foot side set back.

Mr. Warner made a motion to deny the variance. Mrs. Hastedt seconded. Vote was 5-0 to deny.

8. Adjournment

Mrs. Hastedt adjourned the meeting at 7:26 pm.

Chairperson:

Attest Secretary:

